RAMCO Environmental, LLC
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VENTURA
SAN PEDRO
NEWHALL
RENO 0946

NOVEMBER 7, 2003

PRELIMINARY SITE INVESTIGATION

SITE:

KEYSOR CENTURY INC.
26000 SPRINGBROOK AVE.
SAUGUS, CALIFORNIA

FOR:

SAUGUS INDUSTRIAL CENTER, LLC
11000 SEPULVEDA BLVD.
MISSION HILLS, CA 91345

These services, performed by RAMCO Environmental and its subcontractors, reported herein, have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions and under similar regulatory policy in the Los Angeles County area, No other warrant, expressed or implied, is made. Other limitations to this work have been delineated in the text of the report. The undersigned were responsible for work oversight and reporting.

Noel Plutchak, RG
Senior Scientist

Alex Palmer, CHMM, REA
Principal Managing Member

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VENTURA
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PRELIMINARY SITE INVESTIGATION REPORT
VINYL PRODUCTS PLANT SITE
KEYSOR CENTURY INC
26000 SPRINGBROOK AVE., SAUGUS, CALIFORNIA

November 7, 2003

1. INTRODUCTION.

Under contract to Saugus Industrial Center LLC, the Prospective Purchaser of the subject site, RAMCO Environmental performed a cursory review of documentation provided by Keysor Century Inc., the Seller. As result of the document review and discussions with the Prospective Purchaser, RAMCO performed a preliminary site investigation to collect specific soil and soil vapor data at key locations about the site. This report describes the results of the work.

2. REVIEW OF ENVIRONMENTAL DOCUMENTATION BY KEYSOR.

The objectives were to discover any knowledge of potential regulatory enforcement action prior to a Phase One study, and, to become familiar with specific information released by the Seller which might suggest soil or ground water contamination generated from the plant's operation or released from neighboring properties. RAMCO reviewed several reports issued by EMG Corporation during the period May 2001 to August 2002. RAMCO's review was completed on May 2, 2003.

A. **Documentation Reviewed.** The timing of the several EMG activities as ordered by date appears to be two Phase II investigations, a Phase I investigation followed by a review of environmental documents. The reports obtained by RAMCO consist of the following:

- "Phase II Environmental Assessment, Keysor Century Building, 26000 Springbrook Avenue, Saugus, California 91350", EMG Project #: 81430 The document lacks a date however, the text indicates that work was accomplished on May 7, 2001.
- "Additional Phase II Environmental Assessment of Keysor Century Building, 26000 Springbrook Avenue, Saugus, California 91350" EMG Project No: 81973, May 30, 2001.
- "Environmental Document Review, Keysor Century Building, 26000 Springbrook Avenue, Saugus, California 91350", EMG Project No.: 93198, August 12, 2002.

In the documentation, there is mention of a report by Foundation Engineering Company, Inc. dated August 18, 1978, entitled "Report on Compacted Fill." However, RAMCO was unable to obtain a copy of the referenced report.

B. **General Results.** The documentation essentially revealed many spills or liquid releases, violations of wastewater discharge requirements, release of gases to the atmosphere, OSHA complaints, and other similar regulatory violations. Most were followed by a notice of violation from one of several government agencies. There were forty (40) specific regulatory notices dating from October 2001 to May 2002

Keysor had EMG perform a limited phase 2 investigation, restricted to collecting samples of soil in the former waste water surface impoundment (pond) at the upper and northern most area of the compound.

C. **EMG Phase 2 Assessment & Vapor Extraction Remedy.** Keysor was ordered by LA County to close and fill the pond at the far east end of the property under regulatory oversight. Soil from the pond dam was placed to fill the pond area, about 30 feet deep.

EMG's Phase II assessment was restricted to the former holding pond, where they drilled twelve holes in the pond fill material to as much as 15 feet below ground surface (fbgs.) These holes were made to collect test samples at various depths to develop the vertical extent of soil contamination. No investigation was done below that to determine if remnant contamination occurred below the former mud line. Therefore, the investigation was incomplete and deemed inconclusive of the status of soil contamination beneath the former pond.

The first phase 2 report indicated nine holes were drilled, however, hole locations and sample depths were omitted from the copy RAMCO received. There was a second investigation that reported three additional holes drilled in the same general locale as the first investigation. The second report provided bore logs which showed sample depths and lab results; however a diagram to indicate the bore locations and the actual lab test reports were missing.

Soil samples taken by EMG tested positive for various volatile and semi volatile organic compounds. EMG placed soil vapor probes in nests at several locations and began to extract VOC under vacuum. This stream of recovered fugitive VOC was fed to a treatment unit, under permit by SCAQMD, where the contaminants were stripped and treated for discharge to the atmosphere.

3. RATIONALE FOR FURTHER INVESTIGATION.

Keysor used multiple hydrocarbon based chemical agents at the site. A list of these chemical agents was found in the documentation from EMG. These are regulated substances, even some are hazardous materials. Given the chemical agents used and the history of unauthorized releases and the condition of containment controls, RAMCO was required to consider further investigation for the Prospective Purchaser's discovery responsibilities.

Keysor appears on government lists as having had unabated storm water runoff that may have included process waste water. Keysor appears on several government lists associated to the regulation and permit of underground storage tanks, industrial process water and waste water treatment, hazardous waste handling and disposal.

A. **Material & Waste Controls.** Cement concrete underlay most of the operational areas. There are numerous cement concrete berms and sumps and diversion structures to contain process liquids and surface water flow. Large above ground storage tanks were protected by cement block walls to form containment areas. The concrete was visually degraded or repaired where cracking and corrosion had broken the integrity of its surface. The water-tight integrity of these sumps and tank containment areas was determined by RAMCO as being low to very low.

Much of the waste water piping and some of the process piping was buried. No indication of corrosion control nor of other protection against loss of liquid from corrosion induced pipe failures. Some of the electrical conduit underground followed other buried piping so that induced currents may have encouraged corrosive action upon the piping.

B. **Neighboring Facilities.** RAMCO sought current information in the public record; also, RAMCO files were researched which contain information on neighboring sites. Government records indicated that the Site, and other sites within a one mile radius of the Site, were in non-compliance with environmental regulations. The records listed agency permits, held by the company, and associated violations of their permitted activities. Fines and penalties for past incidents and current investigations, or, current ligation by agency was briefly detailed.

(1) Whittaker Bermite Facility. This 996 acres property directly to the east is well

known to be a highly contaminated site. It is the historical location of ammunition, detonators and ignition devices. The Department of Toxic Substances Control has the site under regulatory enforcement actions that include assessment and remediation currently underway. RAMCO is highly familiar with the site, to the extent that we have proprietary information from Whittaker and have prepared remedial action strategies, as well as other consultation products used by past prospective purchasers and the City of Santa Clarita.

Several oil wells were drilled on the slopes above the facility. Division of Oil, Gas and Geothermal (DOG) reports little or no resource production from the wells. The wells were closed in accord with DOG oversight. Still, there is documented oil and gas adjacent to the subject site.

The Whittaker Bermite Facility presents a very significant risk to the Prospective Purchaser. The risk is due to migration of contaminated soil and storm water and groundwater onto the subject site from Whittaker. The risk is compounded by the severe toxic nature and intrinsically expensive remediation costs associated to the Whittaker site contaminants.

C. **Recommendation for additional Site Investigation.**

Groundwater at nearby locations was encountered at 30 and 40 fbgs. First encountered groundwater, or groundwater table, at the subject site was estimated by inference of data presented in reports by others. RAMCO estimated the groundwater table of the uppermost saturated zone to be about 52 fbgs. Contaminants from even minor releases of hazardous materials on the ground quickly could reach the groundwater and in potentially high concentrations. These shallow saturated zones can carry contaminants to lower aquifer, such has been the case with the contaminant Potassium Perchlorate migrating into the groundwater production well located near the intersection of Magic Mountain Blvd. and San Fernando Road.

The subsurface hydrology of the site was not completed at the time of this cursory record review, neither by RAMCO nor by any other, according to the records. There is reason to suspect that hazardous material from the Bermite operational sites which were situated on the slopes to the subject site may make find its way down to the uppermost saturated zone and even deeper aquifer beneath the subject site; if it has not already done so. The EDR listing does not show any records of discovery or monitoring associated to the subject site. One groundwater production well is shown on or very near the south boundary of the subject site but no description of its depth, or the quality of water produced is provided.

Due to known releases on the subject site and documented cases of contamination in surrounding facilities, especially the Bermite facility, and in view of the shallow uppermost groundwater bearing unit, RAMCO determined that bore holes should be made to the groundwater table so that groundwater samples could be collected and tested for contamination.

4. PHASE 2 SITE INVESTIGATION BY RAMCO.

A. **Background.** The site lies at the base of a slope that rises to the north and east at an angle of as much as 40 degrees from horizontal. Grass and scrub brush cover slopes leading up to the north property boundary. Bounded on the west by the railroad and beyond that is Bouquet Canyon Avenue. To the south of the facility lies a rail spur, arterial rail line, and several commercial facilities along San Fernando Road. Keysor Century's plant and offices lie within a small and flat alluvial area at the base of a drainage basin in the heart of the subject site.

The property consists of approximately 15 acres of nearly flat and nearly level area which is bordered on the north and east by steeply rising slopes. A half dozen buildings are situated on this area where piping and electrical wiring extends overhead from building to building. Piping connects mixing tanks and bins, reactors, boilers, and storage tanks; these may contain either make-up material or process fluids or waste products.

At the north end of site is a waste water treatment facility with five tanks. The tanks stored precipitates, separated solids and other materials generated by the treatment tank. Treated water was directed to the sanitary sewer and discharged under an industrial waste water treatment permit. Keysor diverted storm water running across the operations area to the treatment plant.

The southern half of the site is paved over nearly the entire surface area with either concrete or asphalt pavement. The north half of the property is partially paved with either concrete or asphalt pavement. The remainder of the north half of the property is surfaced with gravel with open soil or grass covered soil over the remaining areas. The north end of the property is the focus of concern for contaminants in the subsurface soils because of the liquids being used at the surface and because of the potential transport of chemical agents within the surface and subsurface drainage from the higher elevations to the east where former industrial use of a variety of chemical agents is known to have resulted in contamination of the soil. (Whittaker Bermite Site reports (5 volume set dated 1973) "Remedial Investigation Report, Whittaker

Corporation, Bermite Facility, 26116 West Soledad Canyon Road, Santa Clarita, California, AME Project No. 21001.65. ACTON-MICKELSON-ENVIRONMENTAL, INC.)

B. **Assessment Planning.** Based on the characteristics of the chemical agents reported in the Phase I Report by EMG, June 4, 2001, the assessment was aimed at VOC.

EMG developed a list of chemical agents in use at various times. RAMCO also obtained MSDS sheets and developed further the list of chemicals of concern from other government data bases. The following is a list of chemicals historically associated to the site:

Vinyl Chloride	Caustic Soda	Sulfuric Acid
Ethyl Acrylate	Vinyl Acetate	Ethylene Glycol
Hydrochloric Acid	Sodium Hypochlorite	Trichloroethylene
Toluene	Muriatic Acid	Methyl Methacrylate
Laurox	Aluminum Sulfate	PVC Resin
Methyl Acetate	Plasticizers	Stabilizers
Defoamers	Lube Oils	Cyclohexylamine Morpholine
Alcohol Acetate	Acrylamide	Methylstyrene
Hydraulic Fluid	Surfactant	Lead Sterate
Polymer Phosphate	Tribasic Lead Sulfate	Propanenitrile 2-methyl 2,2
Pyrophasphate	azole polymer	

The contaminants of concern for this investigation include the above listed chemical compounds, petroleum hydrocarbon solvents and fuels.

(1) Soil Contamination in the Process Area. RAMCO intended to develop soil chemical data in suspect areas which were previously avoided by EMG. Volatile Organic Compounds (VOC) are subset to the chemicals of concern and are readily identifiable using hand held monitoring instruments. As such, VOC present in the soil would make the selection of soil vapor survey technique as valid for this site. Therefore VOC would be an indicator of soil contamination areas and provide data for an early view of the areal extent in the soil. The soil vapor survey was conducted over the surface of suspect areas. Particular attention was given to areas used for storage and processing and maintenance, and breaks in the pavement, and sumps, drains and piping penetrations into the subsurface.

As a screening method to determine further assessment, the soil vapor survey method permits a preliminary indication for the presence of VOC in the soil. By sampling at a number of locations across the site, areas of elevated concentration of volatiles could be used to suggest lateral extent of the contaminant and the approximate locale of the center represented by the maximum concentration. The survey could not provide information on the vertical extent nor on the actual concentration in the soil.

(2) Groundwater Contamination. RAMCO intended to collect preliminary groundwater chemical data at the downgradient boundary of the property. This in order to discover potential contamination from Keysor and Whittaker. RAMCO planned to drill two holes and use a Hydropunch to collect groundwater samples for chemical analysis.

C. **Groundwater Assessment.**

(1) Groundwater Sampling. On September 24th, 2003, RAMCO completed two soil bore holes. The bore holes were located in the open soil area within the northern half of the site. The bore holes were positioned there as the most likely location to intercept any subsurface drainage residue from the canyon that cuts into the slope (s) to the east. The locations also are down gradient from the operations and storage areas. The bore holes were intended to provide evidence on the lithology of the subsurface region thereby aiding in the interpretation of potential for migration or of transport by groundwater, if groundwater is present.

Bore B1 location is shown on Figure 2, attached hereto. B1 was selected to intersect the plume of any migrating liquids from the region of the water treatment facility as well as drainage from the north and east slopes. It was located in the vicinity of the former surface drainage channel in an unimproved area. The drainage was runoff from the surrounding drainage area at the east side of the subject site.

RAMCO advance B1 to 50 fbgs with core samples collected at drilling intervals of 5 feet. Groundwater was not encountered. However, between 25 and 40 fbgs, the soil moisture was nearly at saturation. The soil was dry or slightly moist in the geologic units, or zones, from surface to 25 fbgs and from 40 to 50 fbgs.

Bore B2 was located some 400 feet to the south of B1, again in the unimproved surface area which is west of the entry road. The bore hole was positioned to intercept any migrating

contaminant plume which might result from those operations in the mixing and reaction areas to the east as well as drainage from the slopes to the east and south.

B2 was completed at total depth of 28 fbgs with core samples collected at drilling intervals of 5 feet. Soils throughout the boring were dry to slightly moist with no groundwater encountered. Drilling stopped due to drill line refusal at 25 fbgs. Material brought to the surface in the cutting head of the core barrel suggested the drill bit had entered bedrock; which appeared to be weathered granite. Observation of the surface features suggested that the bore hole had encountered the subsurface extension of the plunging ridge that formed the slope of the canyon opening out onto the planar surface of the site.

Sample cores were sealed with Teflon and capped with plastic caps. Samples were labeled for the time, location and depth of collection. Samples were stored in a blue-ice chilled insulated container and under chain of custody these were transported to a state-certified laboratory. American Scientific Laboratories received the samples on the same day they were acquired and their test results were received by RAMCO 48 hours later.

Bore holes were backfilled with the drill cuttings. Within the zone of near saturation, bentonite chips were added from -40 feet to -25 feet and hydrated in place to assure a seal was obtained. The bore holes were back filled above the seal to the surface with the drill cuttings.

a) Laboratory Analyses. Samples from select depths were analyzed for metals and/or volatiles. The 5 fbgs sample from each bore was analyzed for the CAM 17 metals. Samples from B1 and B2 were analyzed for the VOC by EPA Method 8260. Sixty-seven analytes are tested by this method and the analytes included the components listed as having been used on the site.

b) B1 Samples. The selected sample depths were 5, 25, 30 and 40 fbgs. These represented the near surface conditions, the base of the dry zone and the top and bottom of the wet zone.

c) B3 Samples. The selected sample depths were 5 and 15 fbgs.

(2) Results of the Groundwater Chemical Analyses. Hydrocarbons were not detected at the level of analytic sensitivity (PQL) in any sample. The analysis generally is capable of detection to levels of 10 to 20 µg/Kg for the analytes. For the metals analysis, the concentrations of those metals detected fall within the typical background concentrations expected in the general area. The laboratory reports are included as an appendix.

D. **Soil Assessment.**

(1) Soil Vapor Survey. On September 25th, 2003, RAMCO completed soil vapor survey of the process area. The investigation consisted of drilling vapor ports (3/4" dia.) through the pavement to a depth below surface of about 18". Each probe hole was plugged temporarily with a cork. After a period of about 15 minutes, the cork was removed and the probe of an OVA was inserted to about 6 to 8 inches below surface. The reading of vapor concentration was recorded for each port location (See Table 4.D(1)). The locations of the ports were plotted on Figure 2 with isoconcentration contours to show the horizontal distribution of the material in the subsurface region.

RAMCO drilled and sampled about 35 locations. The areas of interest were mainly in the former holding pond, near the catchment sump for surface runoff, and in the vicinity of the mixers and reactors and tank storage areas.

(2) Soil Sampling for Chemical Analysis. On October 8th, 2003, RAMCO completed auguring and soil sampling at ten locations. The selected locations represented different areas of vapor concentration discovered during the soil vapor survey. A concrete core was used to open each location and a hand-augur was used to collect soil samples near the surface for laboratory analysis.

Below the pavement, RAMCO found about 6 to 8 inches of processed road base material. Below that depth the material generally contained gravels within sand or silt matrices. The greatest depth to which the augur extended was 4 fbgs. At HB 9 a second paved surface was encountered at about 4 inches beneath the pavement. No sample was possible at that location. At other locations, refusal (the auger could not penetrate deeper because of an impenetrable material) occurred at varying depths.

A total of ten locations produced a total of ten samples. Some locations showed no staining, no odor and no detection by the OVA. No sample was taken under such conditions. Some locations could not be sampled. Some locations produced two or three samples and the OVA readings increased with depth suggesting a gradient in concentration existed.

The soil did not permit use of a hand operated coring device and the grab sample technique was the alternative. The method of sample acquisition disturbs the sample exposing it to the air during the transfer to the container. Volatiles are lost in the process to an unknown degree but

probably sufficient to reduce the concentration of liquid remaining in the sample to a significant degree. The samples were obtained by removing soil from the hand auger bit into a 250 ml glass container with a screw-on Teflon-lined lid.

(2) Results of the Soil Sampling for Chemical Analysis. The analysis produced only two low contaminant concentrations. The lab detected a toluene concentration of 430 µg/Kg at location HB10. The lab detected a trichloroethene concentration of 15 µg/Kg at HB3.

While these concentrations did not raise immediate concern, the existence of the material constitutes a regulatory violation. At these shallow depths, the contaminants suggest higher concentrations may reside below or at nearby locations.

E. **Conclusions.**

(1) The discovery of contaminants in the soil may require regulatory disclosure. RAMCO suggests that legal counsel should be obtained with regard to reporting requirements.

(2) The contaminants probably entered the soil at the surface. While higher concentrations may exist below the sampling depths of this investigation, it is estimated that the depth to bedrock in those areas should be on the order of 20 feet. Also, it is unlikely that the contaminants would have moved downward so expeditiously that a hazardously high concentration could reside within 15 feet or so without producing a higher vapor concentration near the surface since the sampling locations are very near the potential source of release.

(3) Considering the soil vapor itself as a health risk, the proposed use of the site must be considered to determine whether a potential hazard to human health would exist. Concentrations in the subsurface over 300 ppm of toluene can be hazardous to persons working in a closed area such as a building where the vapors could accumulate and remain high at the human exposure point.

(4) The fact that groundwater was not encountered in the upper 50 feet of B1 and B2 could be used to infer that the contaminants identified up gradient in the storage areas and the former surface impoundment (pond) will not find their way to groundwater.

(5) RAMCO found no evidence of migrating contamination from the Whittaker site into groundwater beneath the subject site.

(6) RAMCO has developed these data and interpretations to make an objective PRELIMINARY risk assessment for the Prospective Purchaser. Evidence of soil contamination exists on the site. A suspect area of about 10,000 square feet occurs just north of the boilers. A suspect area of about 17,500 square feet occurs at the storage tanks. A suspect area of about 40,000 square feet occurs at the rail spur downloading station and the rail bed area leading to the downloading station. Given the shallow depth of the soil contamination and the chemical nature of the chemicals of concern, with regard to cleanup technologies, RAMCO estimates the potential cost of assessment and remediation to be in the range $100,000 to $250,000.

RAMCO Environmental, LLC

Attachments:

Figure 1: Location Map
Figure 2: Site Map
Figure 3: Geologic Cross Section
Table D(1)
Field Notes
Lab Data

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FIELD NOTES: Hand Boring (HB); 10/07/03- 10/08-03
Site Technicians: Noel Plutchak, RG; and Evan Olivas.

(KCY) Keysor Century, Saugus

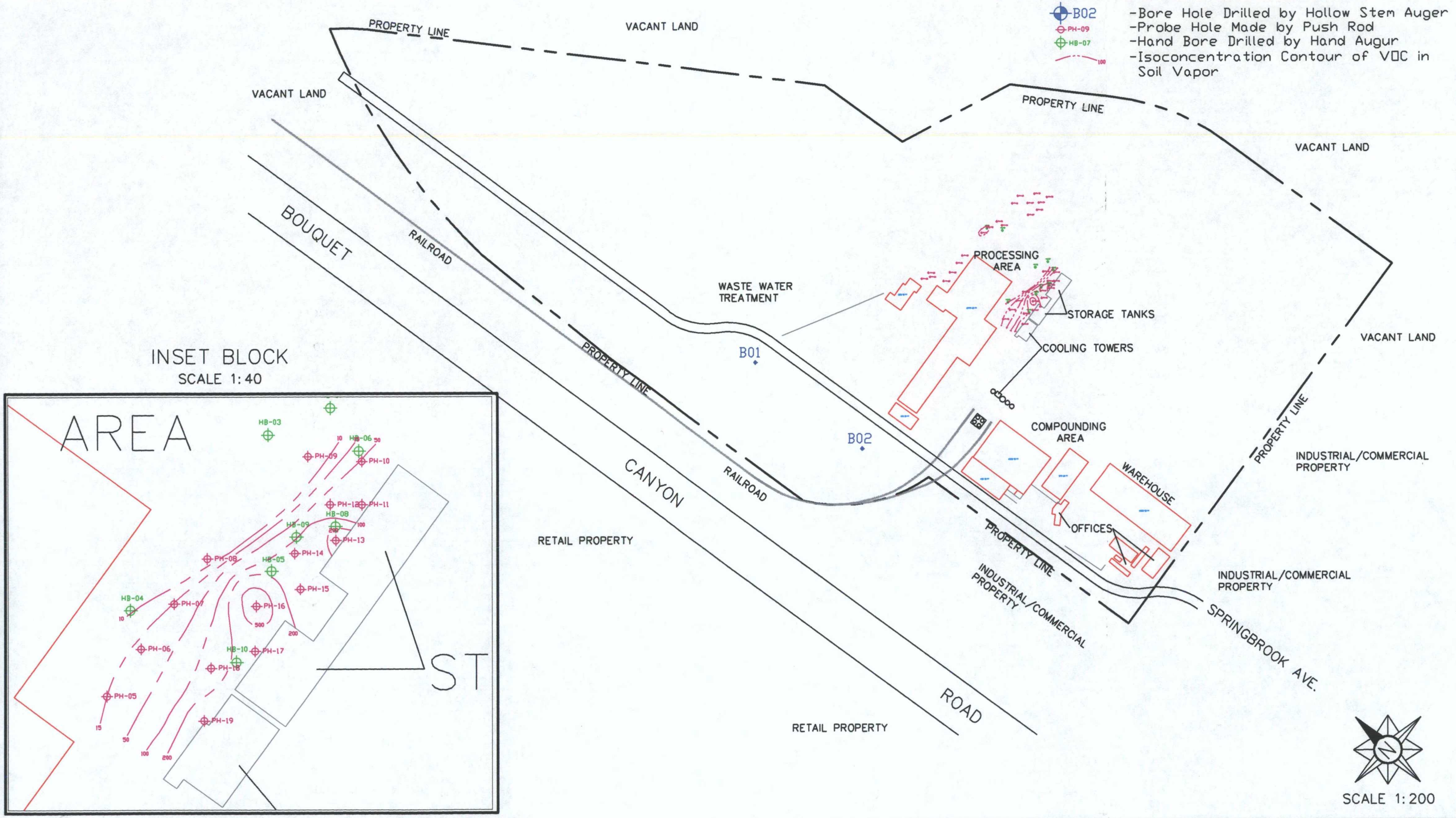
Hole #	Way Pt.	GPS Reading	Locations with Buildings as References
HB-1	003	N 34° 24.916 W 118° 32.312	12'6" N.⇒ 61'10" E. of the N. E. Corner of the Electrical Control Room. (Photo 1& 2)
HB-2	004	N 34° 24.911 W 118° 32.302	12'6" N.⇒ 77'8" E. ⇒ 29'9" S. of the N. E. Corner of the Electrical Control Room. (Photo 3& 4)
HB-3	005	N 34° 24.899 W 118° 32.302	21'8" S.⇒ 55'5" E. of the S. E. Corner of the Electrical Control Room/Tool Storage Area. (Photo 5& 6)
HB-4	006	N 34° 24.894 W 118° 32.317	18'6" S.⇒ 40'4" W. of the S. E. Corner of the Electrical Control Room/Tool Storage Area. (Photo7& 8)
HB-5	007	N 34° 24.885 W 118° 32.315	25'4" S.⇒ 109' E. of the S. E. Corner of the Machine Shop. (Photo 9& 10)
HB-6	008	N 34° 24.886 W 118° 32.293	25'4" S.⇒ 172'10" E. of the S. E. Corner of the Machine Shop. (Photo 11& 12)
HB-7	009	N 34° 24.887 W 118° 32.297	25'4" S.⇒ 180'7" E.⇒ 20'9" N. of the S. E. Corner of the Machine Shop. (Photo 13)
HB-8	010	N 34° 24.883 W 118° 32.303	36'4" S.⇒ 140'10" E. of the S. E. Corner of the Machine Shop. (Photo 14)
HB-9	011	N 34° 24.883 W 118° 32.303	24'4" S.⇒ 127'2" E. of the S. E. Corner of the Machine Shop. (Photo15)
HB-10	012	N 34° 24.886 W 118° 32.312	36'4" S.⇒ 68'6" E. of the S. E. Corner of the Machine Shop. (Photo 16)

Table 4.D(1)

OVA/PID Vapor Concentrations (PPMV)
Keysor-Century Corporation Site (KCY)
October 9, 2003

PORT I.D.	LOCATION	CONCENTRATION	
vp 1	Mixers; Acetate Storage	25	
vp 2	same	22	
vp 3	same	0	
vp 4	same	0	
vp 5	Dry storage silos	15	
vp 6	same	18	
vp 7	same	15	
vp8	Mixers	9	
vp 9	Reactors	0	
vp 10	same	52	
vp 11	same	56	
vp 12	same	62	
vp 13	Reactors&Tanks	213	
vp 14	Reactors&Tanks	125	
vp 15	Reactors&Tanks	187	
vp 16	Reactors&Tanks	1000	
vp 17	Reactors&Tanks	287	
vp 18	Reactors&Tanks	157	
vp 19	Reactors&Tanks	350	
vp 20	Piping; Elect; Tanks	0	
vp 21	same	0	
vp 22	same	0	
vp 23	same	0	
vp 24	Water Sump	0	
vp 25	Water Sump	0	

vp 26	Water Sump	0	
vp 27	Pond Plateau	7	
vp 28	same	3	
vp 29	same	5	
vp 30	same	5	
vp 31	same	7	
vp 32	same	0	
vp 33	same	2	
vp 34	same	3	
vp 35	same	3	
vp 36	same	5	



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Date________

No.	Date	Revision	Dwn. by	Chk. by

Designed by: N. PLUTCHAK Date 10-14-03
Drawn by: M. CROWLEY Date 10-14-03
Checked by: A. PALMER Date 10-14-03

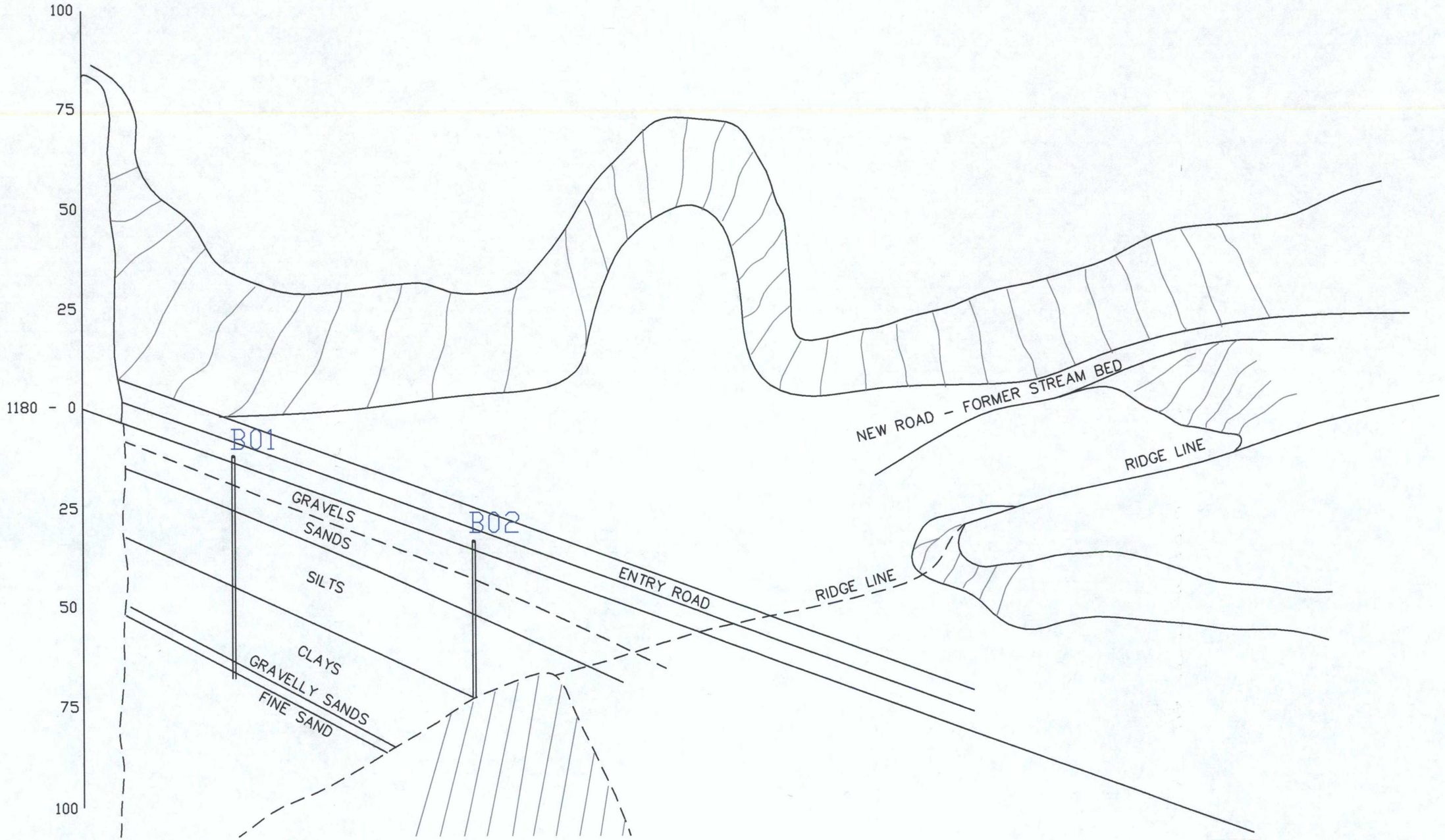
Prepared for:
SAUGUS INDUSTRIAL CENTER LLC
1100 Sepulveda Blvd.
Mission Hills, CA

26000 Springbrook Ave., Saugus, California

SITE PLAN

Preliminary Environmental Site Assessment

Project No. 93A03
Date 14 OCT 2003
Sheet No.
2
Sheet 2 of 3



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Date

No.	Date	Revision	Dwn. by	Chk. by

Designed by: N. PLUTCHAK, RG Date 10-14-03
Drawn by: M. CROWLEY, PE Date 10-14-03
Checked by: Date

Prepared for:

26000 Springbrook Ave., Saugus, California

GEOLOGIC X-SECT DIAGRAM

Site Investigation

Project No. 03A03
Date 14 OCT 2003
Sheet No. 3
Sheet 3 of 3

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

Ordered By

Ramco Environmental
2128 E. Knoll Dr.
Ventura, CA 93003-

Telephone (805)644-2329
Attn Mike Crowley

Number of Pages 13
Date Received 09/24/2003
Date Reported 09/26/2003

Job Number	Ordered	Client
19598	09/24/2003	RAMCO

Project ID:
Project Name: KCY

Enclosed are the results of analyses on 6 samples analyzed as specified on attached chain of custody.

Wendy Lu
Organics Supervisor

Rojert G. Araghi
Laboratory Director

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd. Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Ramco Environmental
2128 E. Knoll Dr.
Ventura, CA 93003-

Telephone: (805)644-2329
Attn: Mike Crowley

Page: 2
Project ID:
Project Name:

Job Number	Order Date	Client
19598	09/24/2003	RAMCO

Method: 6010B/7471A, CCR Title 22 Metals (TTLC)

Batch No:

Our Lab I.D.		116551	116555			
Sample ID		B1-5'	B2-5'			
Date Sampled		09/24/2003	09/24/2003			
Date Extracted		09/25/2003	09/25/2003			
Preparation Method						
Date Analyzed		09/26/2003	09/26/2003			
Matrix		Soil	Soil			
Units		mg/Kg	mg/Kg			
Detection Limit Multiplier		1	1			
Analytes	**PQL**	**Results**	**Results**			
AA Metals						
Mercury	0.20	ND	ND			
ICP Metals						
Antimony	0.50	0.84	ND			
Arsenic	0.25	3.88	1.59			
Barium	0.50	121	84.8			
Beryllium	0.50	ND	ND			
Cadmium	0.50	0.54	ND			
Chromium	0.50	16.3	8.59			
Cobalt	0.50	8.87	5.13			
Copper	0.50	16.6	10.9			
Lead	0.25	2.09	0.92			
Molybdenum	0.50	1.97	2.12			
Nickel	0.50	25.3	17.4			
Selenium	0.50	ND	ND			
Silver	0.50	ND	ND			
Thallium	0.50	ND	ND			
Vanadium	0.50	26.9	16.6			
Zinc	0.50	54.1	31.9			

QUALITY CONTROL REPORT

Batch No:

Analytes	LCS % REC	LCS/LCSD % Limit								

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ANALYTICAL RESULTS

Page: 3
Project ID:
Project Name:

Job Number	Order Date	Client
19598	09/24/2003	RAMCO

Method: 6010B/7471A, CCR Title 22 Metals (TTLC)

QUALITY CONTROL REPORT

Batch No:

Analytes	LCS % REC	LCS/LCSD % Limit								
AA Metals										
Mercury	108	80-120								
ICP Metals										
Antimony	96	80-120								
Arsenic	95	80-120								
Barium	90	80-120								
Beryllium	95	80-120								
Cadmium	91	80-120								
Chromium	89	80-120								
Cobalt	97	80-120								
Copper	92	80-120								
Lead	91	80-120								
Molybdenum	92	80-120								
Nickel	100	80-120								
Selenium	94	80-120								
Silver	91	80-120								
Thallium	93	80-120								
Vanadium	89	80-120								
Zinc	93	80-120								

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ANALYTICAL RESULTS

Ordered By

Ramco Environmental
2128 E. Knoll Dr.
Ventura, CA 93003-

Telephone: (805)644-2329
Attn: Mike Crowley

Page: 4
Project ID:
Project Name:

Job Number	Order Date	Client
19598	09/24/2003	RAMCO

Method: 8015M/DHSLUFT, TPH DRO AND ORO

Batch No: 092503-1

Our Lab I.D.		116551	116552	116553	116554	116555
Sample ID		B1-5'	B1-25'	B1-30'	B1-40'	B2-5'
Date Sampled		09/24/2003	09/24/2003	09/24/2003	09/24/2003	09/24/2003
Date Extracted		09/25/2003	09/25/2003	09/25/2003	09/25/2003	09/25/2003
Preparation Method						
Date Analyzed		09/25/2003	09/25/2003	09/25/2003	09/25/2003	09/25/2003
Matrix		Soil	Soil	Soil	Soil	Soil
Units		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Detection Limit Multiplier		1	1	1	1	1
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
TPH DRO (C13-C22)	10	ND	ND	ND	ND	ND
TPH ORO (C22+)	50	ND	ND	ND	ND	ND

Our Lab I.D.		116551	116552	116553	116554	116555
Surrogates	**Con.Limit**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Surrogate Percent Recovery						
Chlorobenzene	70-120	80	77	76	76	104

QUALITY CONTROL REPORT

Batch No: 092503-1

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Diesel	88	85	3.5	75-120	15					

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ANALYTICAL RESULTS

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Page: 5
Project ID:
Project Name:

Job Number	Order Date	Client
19598	09/24/2003	RAMCO

Method: 8015M/DHSLUFT, TPH DRO AND ORO

Batch No: 092503-1

Our Lab I.D.		116556				
Sample ID		B2-15'				
Date Sampled		09/24/2003				
Date Extracted		09/25/2003				
Preparation Method						
Date Analyzed		09/25/2003				
Matrix		Soil				
Units		mg/kg				
Detection Limit Multiplier		1				
Analytes	**PQL**	**Results**				
TPH DRO (C13-C22)	10	ND				
TPH ORO (C22+)	50	ND				

Our Lab I.D.		116556				
Surrogates	**Con.Limit**	**% Rec.**				
Surrogate Percent Recovery						
Chlorobenzene	70-120	79				

QUALITY CONTROL REPORT

Batch No: 092503-1

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Diesel	88	85	3.5	75-120	15					

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ANALYTICAL RESULTS

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Attn: Mike Crowley

Page: 6
Project ID:
Project Name:

Job Number	Order Date	Client
19598	09/24/2003	RAMCO

Method: 8015M/DHSLUFT, TPH as Gasoline

Batch No: 092503-1

Our Lab I.D.		116551	116552	116553	116554	116555
Sample ID		B1-5'	B1-25'	B1-30'	B1-40'	B2-5'
Date Sampled		09/24/2003	09/24/2003	09/24/2003	09/24/2003	09/24/2003
Date Extracted		09/25/2003	09/25/2003	09/25/2003	09/25/2003	09/25/2003
Preparation Method						
Date Analyzed		09/25/2003	09/25/2003	09/25/2003	09/25/2003	09/25/2003
Matrix		Soil	Soil	Soil	Soil	Soil
Units		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Detection Limit Multiplier		1	1	1	1	1
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
TPH as Gasoline (C4-C12)	0.5	ND	ND	ND	ND	ND

Our Lab I.D.		116551	116552	116553	116554	116555
Surrogates	**Con.Limit**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	98	89	80	93	87

QUALITY CONTROL REPORT

Batch No: 092503-1

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	86	84	2.4	75-125	15					
Toluene (Methyl benzene)	88	87	1.1	75-125	15					

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ANALYTICAL RESULTS

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Page: 7
Project ID:
Project Name:

Job Number	Order Date	Client
19598	09/24/2003	RAMCO

Method: 8015M/DHSLUFT, TPH as Gasoline

Batch No: 092503-1

Our Lab I.D.		116556				
Sample ID		B2-15'				
Date Sampled		09/24/2003				
Date Extracted		09/25/2003				
Preparation Method						
Date Analyzed		09/25/2003				
Matrix		Soil				
Units		mg/kg				
Detection Limit Multiplier		1				
Analytes	**PQL**	**Results**				
TPH as Gasoline (C4-C12)	0.5	ND				

Our Lab I.D.		116556				
Surrogates	**Con. Limit**	**% Rec.**				
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	89				

QUALITY CONTROL REPORT

Batch No: 092503-1

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	86	84	2.4	75-125	15					
Toluene (Methyl benzene)	88	87	1.1	75-125	15					

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ANALYTICAL RESULTS

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Page: 8
Project ID:
Project Name:

Job Number	Order Date	Client
19598	09/24/2003	RAMCO

Method: 8260B, Volatile Organic Compounds

Batch No: 092503-1B

Our Lab I.D.		116551	116552	116553	116554	116555
Sample ID		B1-5'	B1-25'	B1-30'	B1-40'	B2-5'
Date Sampled		09/24/2003	09/24/2003	09/24/2003	09/24/2003	09/24/2003
Date Extracted		09/25/2003	09/25/2003	09/25/2003	09/25/2003	09/25/2003
Preparation Method						
Date Analyzed		09/25/2003	09/25/2003	09/25/2003	09/25/2003	09/25/2003
Matrix		Soil	Soil	Soil	Soil	Soil
Units		ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
Detection Limit Multiplier		1	1	1	1	1
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
Acetone	50.0	ND	ND	ND	ND	ND
Benzene	2.00	ND	ND	ND	ND	ND
Bromobenzene (Phenyl bromide)	10.00	ND	ND	ND	ND	ND
Bromochloromethane (Chlorobromomethane)	10.00	ND	ND	ND	ND	ND
Bromodichloromethane (Dichlorobromomethane)	10.00	ND	ND	ND	ND	ND
Bromoform (Tribromomethane)	50.00	ND	ND	ND	ND	ND
Bromomethane (Methyl bromide)	30.00	ND	ND	ND	ND	ND
2-Butanone (MEK, Methyl ethyl ketone)	50.00	ND	ND	ND	ND	ND
n-Butylbenzene	10.00	ND	ND	ND	ND	ND
sec-Butylbenzene	10.00	ND	ND	ND	ND	ND
tert-Butylbenzene	10.00	ND	ND	ND	ND	ND
Carbon disulfide	10.00	ND	ND	ND	ND	ND
Carbon tetrachloride (Tetrachloromethane)	10.00	ND	ND	ND	ND	ND
Chlorobenzene	10.00	ND	ND	ND	ND	ND
Chloroethane	30.00	ND	ND	ND	ND	ND
2-Chloroethyl vinyl ether	50.00	ND	ND	ND	ND	ND
Chloroform (Trichloromethane)	10.00	ND	ND	ND	ND	ND
Chloromethane (Methyl chloride)	30.00	ND	ND	ND	ND	ND
4-Chlorotoluene (p-Chlorotoluene)	10.00	ND	ND	ND	ND	ND
2-Chlorotoluene (o-Chlorotoluene)	10.00	ND	ND	ND	ND	ND
1,2-Dibromo-3-chloropropane (DBCP)	50.00	ND	ND	ND	ND	ND
Dibromochloromethane	10.00	ND	ND	ND	ND	ND
1,2-Dibromoethane (EDB, Ethylene dibromide)	10.00	ND	ND	ND	ND	ND
Dibromomethane	10.00	ND	ND	ND	ND	ND
1,2-Dichlorobenzene (o-Dichlorobenzene)	10.00	ND	ND	ND	ND	ND
1,3-Dichlorobenzene (m-Dichlorobenzene)	10.00	ND	ND	ND	ND	ND

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ANALYTICAL RESULTS

Project ID:
Project Name:

Job Number	Order Date	Client
19598	09/24/2003	RAMCO

Method: 8260B, Volatile Organic Compounds

Batch No: 092503-1B

Our Lab I.D.		116551	116552	116553	116554	116555
Sample ID		B1-5'	B1-25'	B1-30'	B1-40'	B2-5'
Date Sampled		09/24/2003	09/24/2003	09/24/2003	09/24/2003	09/24/2003
Analytes	PQL	Results	Results	Results	Results	Results
1,4-Dichlorobenzene (p-Dichlorobenzene)	10.00	ND	ND	ND	ND	ND
Dichlorodifluoromethane	30.00	ND	ND	ND	ND	ND
1,1-Dichloroethane	10.00	ND	ND	ND	ND	ND
1,2-Dichloroethane	10.00	ND	ND	ND	ND	ND
1,1-Dichloroethene (1,1-Dichloroethylene)	10.00	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	10.00	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	10.00	ND	ND	ND	ND	ND
1,2-Dichloropropane	10.00	ND	ND	ND	ND	ND
1,3-Dichloropropane	10.00	ND	ND	ND	ND	ND
2,2-Dichloropropane	10.00	ND	ND	ND	ND	ND
1,1-Dichloropropene	10.00	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	10.00	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene	10.00	ND	ND	ND	ND	ND
Ethylbenzene	2.00	ND	ND	ND	ND	ND
Hexachlorobutadiene (1,3-Hexachlorobutadiene)	30.00	ND	ND	ND	ND	ND
2-Hexanone	50.00	ND	ND	ND	ND	ND
Isopropylbenzene	10.00	ND	ND	ND	ND	ND
p-Isopropyltoluene (4-Isopropyltoluene)	10.00	ND	ND	ND	ND	ND
MTBE	5.00	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK, Methyl isobutyl ketone)	50.00	ND	ND	ND	ND	ND
Methylene chloride (Dichloromethane, DCM)	50.00	ND	ND	ND	ND	ND
Naphthalene	10.00	ND	ND	ND	ND	ND
n-Propylbenzene	10.00	ND	ND	ND	ND	ND
Styrene	10.00	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	10.00	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	10.00	ND	ND	ND	ND	ND
Tetrachloroethene (Tetrachloroethylene)	10.00	ND	ND	ND	ND	ND
Toluene (Methyl benzene)	2.00	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	10.00	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	10.00	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	10.00	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	10.00	ND	ND	ND	ND	ND
Trichloroethene (TCE)	10.00	ND	ND	ND	ND	ND
Trichlorofluoromethane	10.00	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	10.00	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	10.00	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	10.00	ND	ND	ND	ND	ND
Vinyl acetate	50.0	ND	ND	ND	ND	ND
Vinyl chloride (Chloroethene)	30.00	ND	ND	ND	ND	ND
o-Xylene	2.00	ND	ND	ND	ND	ND
m- & p-Xylenes	4.00	ND	ND	ND	ND	ND

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ANALYTICAL RESULTS

Project ID:
Project Name:

Job Number	Order Date	Client
19598	09/24/2003	RAMCO

Method: 8260B, Volatile Organic Compounds

Our Lab I.D.		116551	116552	116553	116554	116555
Surrogates	Con. Limit	% Rec.	% Rec.	% Rec.	% Rec.	% Rec.
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	120	119	118	120	119
Dibromofluoromethane	70-120	119	110	109	98	102
Toluene-d8	70-120	98	96	97	94	94

QUALITY CONTROL REPORT

Batch No: 092503-1B

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	80	78	2.5	75-120	15					
Chlorobenzene	102	93	9.2	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	94	84	11.2	75-120	15					
MTBE	106	106	<1	75-120	15					
Toluene (Methyl benzene)	80	79	1.3	75-120	15					
Trichloroethene (TCE)	92	84	9.1	75-120	15					

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ANALYTICAL RESULTS

Ordered By

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Telephone: (805)644-2329
Attn: Mike Crowley

Page: 11
Project ID:
Project Name:

Job Number	Order Date	Client
19598	09/24/2003	RAMCO

Method: 8260B, Volatile Organic Compounds

Batch No: 092503-1B

Our Lab I.D.		116556				
Sample ID		B2-15'				
Date Sampled		09/24/2003				
Date Extracted		09/25/2003				
Preparation Method						
Date Analyzed		09/25/2003				
Matrix		Soil				
Units		ug/kg				
Detection Limit Multiplier		1				
Analytes	**PQL**	**Results**				
Acetone	50.0	ND				
Benzene	2.00	ND				
Bromobenzene (Phenyl bromide)	10.00	ND				
Bromochloromethane (Chlorobromomethane)	10.00	ND				
Bromodichloromethane (Dichlorobromomethane)	10.00	ND				
Bromoform (Tribromomethane)	50.00	ND				
Bromomethane (Methyl bromide)	30.00	ND				
2-Butanone (MEK, Methyl ethyl ketone)	50.00	ND				
n-Butylbenzene	10.00	ND				
sec-Butylbenzene	10.00	ND				
tert-Butylbenzene	10.00	ND				
Carbon disulfide	10.00	ND				
Carbon tetrachloride (Tetrachloromethane)	10.00	ND				
Chlorobenzene	10.00	ND				
Chloroethane	30.00	ND				
2-Chloroethyl vinyl ether	50.00	ND				
Chloroform (Trichloromethane)	10.00	ND				
Chloromethane (Methyl chloride)	30.00	ND				
4-Chlorotoluene (p-Chlorotoluene)	10.00	ND				
2-Chlorotoluene (o-Chlorotoluene)	10.00	ND				
1,2-Dibromo-3-chloropropane (DBCP)	50.00	ND				
Dibromochloromethane	10.00	ND				
1,2-Dibromoethane (EDB, Ethylene dibromide)	10.00	ND				
Dibromomethane	10.00	ND				
1,2-Dichlorobenzene (o-Dichlorobenzene)	10.00	ND				
1,3-Dichlorobenzene (m-Dichlorobenzene)	10.00	ND				

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ANALYTICAL RESULTS

Page: 12
Project ID:
Project Name:

Job Number	Order Date	Client
19598	09/24/2003	RAMCO

Method: 8260B, Volatile Organic Compounds

Batch No: 092503-1B

Our Lab I.D.		116556				
Sample ID		B2-15'				
Date Sampled		09/24/2003				
Analytes	**PQL**	**Results**				
1,4-Dichlorobenzene (p-Dichlorobenzene)	10.00	ND				
Dichlorodifluoromethane	30.00	ND				
1,1-Dichloroethane	10.00	ND				
1,2-Dichloroethane	10.00	ND				
1,1-Dichloroethene (1,1-Dichloroethylene)	10.00	ND				
cis-1,2-Dichloroethene	10.00	ND				
trans-1,2-Dichloroethene	10.00	ND				
1,2-Dichloropropane	10.00	ND				
1,3-Dichloropropane	10.00	ND				
2,2-Dichloropropane	10.00	ND				
1,1-Dichloropropene	10.00	ND				
cis-1,3-Dichloropropene	10.00	ND				
trans-1,3-Dichloropropene	10.00	ND				
Ethylbenzene	2.00	ND				
Hexachlorobutadiene (1,3-Hexachlorobutadiene)	30.00	ND				
2-Hexanone	50.00	ND				
Isopropylbenzene	10.00	ND				
p-Isopropyltoluene (4-Isopropyltoluene)	10.00	ND				
MTBE	5.00	ND				
4-Methyl-2-pentanone (MIBK, Methyl isobutyl ketone)	50.00	ND				
Methylene chloride (Dichloromethane, DCM)	50.00	ND				
Naphthalene	10.00	ND				
n-Propylbenzene	10.00	ND				
Styrene	10.00	ND				
1,1,1,2-Tetrachloroethane	10.00	ND				
1,1,2,2-Tetrachloroethane	10.00	ND				
Tetrachloroethene (Tetrachloroethylene)	10.00	ND				
Toluene (Methyl benzene)	2.00	ND				
1,2,3-Trichlorobenzene	10.00	ND				
1,2,4-Trichlorobenzene	10.00	ND				
1,1,1-Trichloroethane	10.00	ND				
1,1,2-Trichloroethane	10.00	ND				
Trichloroethene (TCE)	10.00	ND				
Trichlorofluoromethane	10.00	ND				
1,2,3-Trichloropropane	10.00	ND				
1,2,4-Trimethylbenzene	10.00	ND				
1,3,5-Trimethylbenzene	10.00	ND				
Vinyl acetate	50.0	ND				
Vinyl chloride (Chloroethene)	30.00	ND				
o-Xylene	2.00	ND				
m- & p-Xylenes	4.00	ND				

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ANALYTICAL RESULTS

Project ID:
Project Name:

Job Number	Order Date	Client
19598	09/24/2003	RAMCO

Method: 8260B, Volatile Organic Compounds

Our Lab I.D.		116556				
Surrogates	Con.Limit	% Rec.				
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	119				
Dibromofluoromethane	70-120	100				
Toluene-d8	70-120	94				

QUALITY CONTROL REPORT

Batch No: 092503-1B

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	80	78	2.5	75-120	15					
Chlorobenzene	102	93	9.2	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	94	84	11.2	75-120	15					
MTBE	106	106	<1	75-120	15					
Toluene (Methyl benzene)	80	79	1.3	75-120	15					
Trichloroethene (TCE)	92	84	9.1	75-120	15					

ASL

Southland Technical ~~Services~~ Environmental Laboratories, Inc.

Page 1 of 1

CHAIN OF CUSTODY RECORD

Lab Job Number 19598

Client Name	RAMCO ENVIRONMENTAL
Address	2128 (E) Knoll Drive
Report Attention	NOEL
Phone #	805 644 2329
Fax #	805 644 4321
Sampled By	NBP
Project No./Name	
Project Site	KCY

Turn Around Time Requested
- [x] Rush 8 12 24 Hours 48 hr
- [x] 2–3 days
- [ ] Normal

Sample Receipt Conditions
- [x] Chilled
- [ ] Intact
- [ ] Sample Seals

Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	602/8020 (BTEX)	8015M ~~(Gasoline)~~ Total	8015M (Diesel)	418.1	8260 Full Spectr	~~[illegible]~~	Cam 17	Lab Sample ID	Remarks
B1-5'	9/24/03	0830	Soil	—	2x6" core Brass		X			X	~~X~~	X	116551	metal
B1-10'		0845	↓		↓									
B1-15'		0853												
B1-20'		0858												
B1-25'		0908					X			X	~~X~~		116552	
B1-30'		0911					X			X	~~X~~		116553	
B1-35'		0928												
B1-40'		0938					X			X	~~X~~		116554	
B1-45'		0948												
B1-50'		0955												
B2-5		1048					X			X	~~X~~	X	116555	metal
B2-10		1050												
B2-15		1105					X			X			116556	48 Hour Rush
B2-20		1110												
B2-25		1115	↓		↓									

Relinquished By	Company	Date	Time	Received By	Company	
[signature]	RAMCO	9/24/03	1635	VAZLIK	ASL	9/24/03 4:40 pm
Relinquished By	Company	Date	Time	Received By	Company	

*Sample Container Types:
A=Air Bag B=Brass Tube
G=Glass Container P=Plastic Bottle
ST=Steel Tube V=VOA Bottle

STS E. L.
7801 Telegraph Road, Suite J.
Montebello, CA 90640
Tel: 213-888-0728
Fax: 213-888-1509

Note: Samples are discarded 30 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client expense.
Distribution: WHITE with report, YELLOW to STS, PINK to courier.

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

Ordered By

Ramco Environmental
2128 E. Knoll Dr.
Ventura, CA 93003-

Telephone (805)644-2329
Attn Noel Plutchak

Number of Pages 14
Date Received 10/08/2003
Date Reported 10/13/2003

Job Number	Ordered	Client
19726	10/08/2003	RAMCO

Project ID: KEYSOL
Project Name:

Enclosed are the results of analyses on 11 samples analyzed as specified on attached chain of custody.

Wendy Lu
Organics Supervisor

Rojert G. Araghi
Laboratory Director

AMERICAN SCIENTIFIC LABORATORIES, LLC
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ANALYTICAL RESULTS

Ordered By

Ramco Environmental
2128 E. Knoll Dr.
Ventura, CA 93003-

Telephone: (805)644-2329
Attn: Noel Plutchak

Page: 2
Project ID: KEYSOL
Project Name:

Job Number	Order Date	Client
19726	10/08/2003	RAMCO

Method: 8260B, Volatile Organic Compounds

Batch No: 100803-1B

Our Lab I.D.		117111	117112	117113	117114	
Sample ID		B2-2'	B3-2.5'	B4-2'	B4-3'	
Date Sampled		10/07/2003	10/07/2003	10/07/2003	10/07/2003	
Date Extracted		10/08/2003	10/08/2003	10/08/2003	10/08/2003	
Preparation Method						
Date Analyzed		10/08/2003	10/08/2003	10/08/2003	10/08/2003	
Matrix		Soil	Soil	Soil	Soil	
Units		ug/kg	ug/kg	ug/kg	ug/kg	
Detection Limit Multiplier		1	1	1	1	
Analytes	PQL	Results	Results	Results	Results	
Acetone	50.0	ND	ND	ND	ND	
Benzene	2.00	ND	ND	ND	ND	
Bromobenzene (Phenyl bromide)	10.00	ND	ND	ND	ND	
Bromochloromethane (Chlorobromomethane)	10.00	ND	ND	ND	ND	
Bromodichloromethane (Dichlorobromomethane)	10.00	ND	ND	ND	ND	
Bromoform (Tribromomethane)	50.00	ND	ND	ND	ND	
Bromomethane (Methyl bromide)	30.00	ND	ND	ND	ND	
2-Butanone (MEK, Methyl ethyl ketone)	50.00	ND	ND	ND	ND	
n-Butylbenzene	10.00	ND	ND	ND	ND	
sec-Butylbenzene	10.00	ND	ND	ND	ND	
tert-Butylbenzene	10.00	ND	ND	ND	ND	
Carbon disulfide	10.00	ND	ND	ND	ND	
Carbon tetrachloride (Tetrachloromethane)	10.00	ND	ND	ND	ND	
Chlorobenzene	10.00	ND	ND	ND	ND	
Chloroethane	30.00	ND	ND	ND	ND	
2-Chloroethyl vinyl ether	50.00	ND	ND	ND	ND	
Chloroform (Trichloromethane)	10.00	ND	ND	ND	ND	
Chloromethane (Methyl chloride)	30.00	ND	ND	ND	ND	
4-Chlorotoluene (p-Chlorotoluene)	10.00	ND	ND	ND	ND	
2-Chlorotoluene (o-Chlorotoluene)	10.00	ND	ND	ND	ND	
1,2-Dibromo-3-chloropropane (DBCP)	50.00	ND	ND	ND	ND	
Dibromochloromethane	10.00	ND	ND	ND	ND	
1,2-Dibromoethane (EDB, Ethylene dibromide)	10.00	ND	ND	ND	ND	
Dibromomethane	10.00	ND	ND	ND	ND	
1,2-Dichlorobenzene (o-Dichlorobenzene)	10.00	ND	ND	ND	ND	
1,3-Dichlorobenzene (m-Dichlorobenzene)	10.00	ND	ND	ND	ND	

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ANALYTICAL RESULTS

Project ID: KEYSOL
Project Name:

Job Number	Order Date	Client
19726	10/08/2003	RAMCO

Method: 8260B, Volatile Organic Compounds

Batch No: 100803-1B

Our Lab I.D.		117111	117112	117113	117114	
Sample ID		B2-2'	B3-2.5'	B4-2'	B4-3'	
Date Sampled		10/07/2003	10/07/2003	10/07/2003	10/07/2003	
Analytes	PQL	Results	Results	Results	Results	
1,4-Dichlorobenzene (p-Dichlorobenzene)	10.00	ND	ND	ND	ND	
Dichlorodifluoromethane	30.00	ND	ND	ND	ND	
1,1-Dichloroethane	10.00	ND	ND	ND	ND	
1,2-Dichloroethane	10.00	ND	ND	ND	ND	
1,1-Dichloroethene (1,1-Dichloroethylene)	10.00	ND	ND	ND	ND	
cis-1,2-Dichloroethene	10.00	ND	ND	ND	ND	
trans-1,2-Dichloroethene	10.00	ND	ND	ND	ND	
1,2-Dichloropropane	10.00	ND	ND	ND	ND	
1,3-Dichloropropane	10.00	ND	ND	ND	ND	
2,2-Dichloropropane	10.00	ND	ND	ND	ND	
1,1-Dichloropropene	10.00	ND	ND	ND	ND	
cis-1,3-Dichloropropene	10.00	ND	ND	ND	ND	
trans-1,3-Dichloropropene	10.00	ND	ND	ND	ND	
Ethylbenzene	2.00	ND	ND	ND	ND	
Hexachlorobutadiene (1,3-Hexachlorobutadiene)	30.00	ND	ND	ND	ND	
2-Hexanone	50.00	ND	ND	ND	ND	
Isopropylbenzene	10.00	ND	ND	ND	ND	
p-Isopropyltoluene (4-Isopropyltoluene)	10.00	ND	ND	ND	ND	
MTBE	5.00	ND	ND	ND	ND	
4-Methyl-2-pentanone (MIBK, Methyl isobutyl ketone)	50.00	ND	ND	ND	ND	
Methylene chloride (Dichloromethane, DCM)	50.00	ND	ND	ND	ND	
Naphthalene	10.00	ND	ND	ND	ND	
n-Propylbenzene	10.00	ND	ND	ND	ND	
Styrene	10.00	ND	ND	ND	ND	
1,1,1,2-Tetrachloroethane	10.00	ND	ND	ND	ND	
1,1,2,2-Tetrachloroethane	10.00	ND	ND	ND	ND	
Tetrachloroethene (Tetrachloroethylene)	10.00	ND	ND	ND	ND	
Toluene (Methyl benzene)	2.00	ND	ND	ND	ND	
1,2,3-Trichlorobenzene	10.00	ND	ND	ND	ND	
1,2,4-Trichlorobenzene	10.00	ND	ND	ND	ND	
1,1,1-Trichloroethane	10.00	ND	ND	ND	ND	
1,1,2-Trichloroethane	10.00	ND	ND	ND	ND	
Trichloroethene (TCE)	10.00	ND	15	ND	ND	
Trichlorofluoromethane	10.00	ND	ND	ND	ND	
1,2,3-Trichloropropane	10.00	ND	ND	ND	ND	
1,2,4-Trimethylbenzene	10.00	ND	ND	ND	ND	
1,3,5-Trimethylbenzene	10.00	ND	ND	ND	ND	
Vinyl acetate	50.0	ND	ND	ND	ND	
Vinyl chloride (Chloroethene)	30.00	ND	ND	ND	ND	
o-Xylene	2.00	ND	ND	ND	ND	
m- & p-Xylenes	4.00	ND	ND	ND	ND	

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ANALYTICAL RESULTS

Page: 4
Project ID: KEYSOL
Project Name:

Job Number	Order Date	Client
19726	10/08/2003	RAMCO

Method: 8260B, Volatile Organic Compounds

Our Lab I.D.		117111	117112	117113	117114	
Surrogates	Con.Limit	% Rec.	% Rec.	% Rec.	% Rec.	
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	100	100	102	100	
Dibromofluoromethane	70-120	91	104	102	102	
Toluene-d8	70-120	100	100	102	102	

QUALITY CONTROL REPORT

Batch No: 100803-1B

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	91	80	12.9	75-120	15					
Chlorobenzene	96	100	4.1	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	92	91	1.1	75-120	15					
MTBE	96	106	9.9	75-120	15					
Toluene (Methyl benzene)	93	82	12.6	75-120	15					
Trichloroethene (TCE)	104	94	10.1	75-120	15					

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ANALYTICAL RESULTS

Ordered By

Ramco Environmental
2128 E. Knoll Dr.
Ventura, CA 93003-

Telephone: (805)644-2329
Attn: Noel Plutchak

Page: 5
Project ID: KEYSOL
Project Name:

Job Number	Order Date	Client
19726	10/08/2003	RAMCO

Method: 8260B, Volatile Organic Compounds

Batch No: 100803-2A

Our Lab I.D.		117115	117116			
Sample ID		B4-3.5'	B5-2'			
Date Sampled		10/08/2003	10/08/2003			
Date Extracted		10/09/2003	10/09/2003			
Preparation Method						
Date Analyzed		10/09/2003	10/09/2003			
Matrix		Soil	Soil			
Units		ug/kg	ug/kg			
Detection Limit Multiplier		1	1			
Analytes	**PQL**	**Results**	**Results**			
Acetone	50.0	ND	ND			
Benzene	2.00	ND	ND			
Bromobenzene (Phenyl bromide)	10.00	ND	ND			
Bromochloromethane (Chlorobromomethane)	10.00	ND	ND			
Bromodichloromethane (Dichlorobromomethane)	10.00	ND	ND			
Bromoform (Tribromomethane)	50.00	ND	ND			
Bromomethane (Methyl bromide)	30.00	ND	ND			
2-Butanone (MEK, Methyl ethyl ketone)	50.00	ND	ND			
n-Butylbenzene	10.00	ND	ND			
sec-Butylbenzene	10.00	ND	ND			
tert-Butylbenzene	10.00	ND	ND			
Carbon disulfide	10.00	ND	ND			
Carbon tetrachloride (Tetrachloromethane)	10.00	ND	ND			
Chlorobenzene	10.00	ND	ND			
Chloroethane	30.00	ND	ND			
2-Chloroethyl vinyl ether	50.00	ND	ND			
Chloroform (Trichloromethane)	10.00	ND	ND			
Chloromethane (Methyl chloride)	30.00	ND	ND			
4-Chlorotoluene (p-Chlorotoluene)	10.00	ND	ND			
2-Chlorotoluene (o-Chlorotoluene)	10.00	ND	ND			
1,2-Dibromo-3-chloropropane (DBCP)	50.00	ND	ND			
Dibromochloromethane	10.00	ND	ND			
1,2-Dibromoethane (EDB, Ethylene dibromide)	10.00	ND	ND			
Dibromomethane	10.00	ND	ND			
1,2-Dichlorobenzene (o-Dichlorobenzene)	10.00	ND	ND			
1,3-Dichlorobenzene (m-Dichlorobenzene)	10.00	ND	ND			

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ANALYTICAL RESULTS

Page: 6
Project ID: KEYSOL
Project Name:

Job Number	Order Date	Client
19726	10/08/2003	RAMCO

Method: 8260B, Volatile Organic Compounds

Batch No: 100803-2A

Our Lab I.D.		117115	117116			
Sample ID		B4-3.5'	B5-2'			
Date Sampled		10/08/2003	10/08/2003			
Analytes	**PQL**	**Results**	**Results**			
1,4-Dichlorobenzene (p-Dichlorobenzene)	10.00	ND	ND			
Dichlorodifluoromethane	30.00	ND	ND			
1,1-Dichloroethane	10.00	ND	ND			
1,2-Dichloroethane	10.00	ND	ND			
1,1-Dichloroethene (1,1-Dichloroethylene)	10.00	ND	ND			
cis-1,2-Dichloroethene	10.00	ND	ND			
trans-1,2-Dichloroethene	10.00	ND	ND			
1,2-Dichloropropane	10.00	ND	ND			
1,3-Dichloropropane	10.00	ND	ND			
2,2-Dichloropropane	10.00	ND	ND			
1,1-Dichloropropene	10.00	ND	ND			
cis-1,3-Dichloropropene	10.00	ND	ND			
trans-1,3-Dichloropropene	10.00	ND	ND			
Ethylbenzene	2.00	ND	ND			
Hexachlorobutadiene (1,3-Hexachlorobutadiene)	30.00	ND	ND			
2-Hexanone	50.00	ND	ND			
Isopropylbenzene	10.00	ND	ND			
p-Isopropyltoluene (4-Isopropyltoluene)	10.00	ND	ND			
MTBE	5.00	ND	ND			
4-Methyl-2-pentanone (MIBK, Methyl isobutyl ketone)	50.00	ND	ND			
Methylene chloride (Dichloromethane, DCM)	50.00	ND	ND			
Naphthalene	10.00	ND	ND			
n-Propylbenzene	10.00	ND	ND			
Styrene	10.00	ND	ND			
1,1,1,2-Tetrachloroethane	10.00	ND	ND			
1,1,2,2-Tetrachloroethane	10.00	ND	ND			
Tetrachloroethene (Tetrachloroethylene)	10.00	ND	ND			
Toluene (Methyl benzene)	2.00	ND	ND			
1,2,3-Trichlorobenzene	10.00	ND	ND			
1,2,4-Trichlorobenzene	10.00	ND	ND			
1,1,1-Trichloroethane	10.00	ND	ND			
1,1,2-Trichloroethane	10.00	ND	ND			
Trichloroethene (TCE)	10.00	ND	ND			
Trichlorofluoromethane	10.00	ND	ND			
1,2,3-Trichloropropane	10.00	ND	ND			
1,2,4-Trimethylbenzene	10.00	ND	ND			
1,3,5-Trimethylbenzene	10.00	ND	ND			
Vinyl acetate	50.0	ND	ND			
Vinyl chloride (Chloroethene)	30.00	ND	ND			
o-Xylene	2.00	ND	ND			
m- & p-Xylenes	4.00	ND	ND			

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ANALYTICAL RESULTS

Page: 7
Project ID: KEYSOL
Project Name:

Job Number	Order Date	Client
19726	10/08/2003	RAMCO

Method: 8260B, Volatile Organic Compounds

Our Lab I.D.		117115	117116			
Surrogates	Con. Limit	% Rec.	% Rec.			
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	105	105			
Dibromofluoromethane	70-120	112	106			
Toluene-d8	70-120	100	97			

QUALITY CONTROL REPORT

Batch No: 100803-2A

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	93	97	4.2	75-120	15					
Chlorobenzene	96	100	4.1	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	104	104	<1	75-120	15					
MTBE	113	116	2.6	75-120	15					
Toluene (Methyl benzene)	95	98	3.1	75-120	15					
Trichloroethene (TCE)	108	110	1.8	75-120	15					

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ANALYTICAL RESULTS

Ordered By

Ramco Environmental
2128 E. Knoll Dr.
Ventura, CA 93003

Telephone: (805)644-2329
Attn: Noel Plutchak

Page: 8
Project ID: KEYSOL
Project Name:

Job Number	Order Date	Client
19726	10/08/2003	RAMCO

Method: 8260B, Volatile Organic Compounds

Batch No: 100903-1B

Our Lab I.D.		117117	117118	117119	117120	117121
Sample ID		B5-2.5'	B6-2'	B8-1	B8-2.5'	B10-2
Date Sampled		10/08/2003	10/08/2003	10/08/2003	10/08/2003	10/08/2003
Date Extracted		10/09/2003	10/09/2003	10/09/2003	10/09/2003	10/09/2003
Preparation Method						
Date Analyzed		10/09/2003	10/09/2003	10/09/2003	10/09/2003	10/09/2003
Matrix		Soil	Soil	Soil	Soil	Soil
Units		ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
Detection Limit Multiplier		1	1	1	1	1
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
Acetone	50.0	ND	ND	ND	ND	ND
Benzene	2.00	ND	ND	ND	ND	ND
Bromobenzene (Phenyl bromide)	10.00	ND	ND	ND	ND	ND
Bromochloromethane (Chlorobromomethane)	10.00	ND	ND	ND	ND	ND
Bromodichloromethane (Dichlorobromomethane)	10.00	ND	ND	ND	ND	ND
Bromoform (Tribromomethane)	50.00	ND	ND	ND	ND	ND
Bromomethane (Methyl bromide)	30.00	ND	ND	ND	ND	ND
2-Butanone (MEK, Methyl ethyl ketone)	50.00	ND	ND	ND	ND	ND
n-Butylbenzene	10.00	ND	ND	ND	ND	ND
sec-Butylbenzene	10.00	ND	ND	ND	ND	ND
tert-Butylbenzene	10.00	ND	ND	ND	ND	ND
Carbon disulfide	10.00	ND	ND	ND	ND	ND
Carbon tetrachloride (Tetrachloromethane)	10.00	ND	ND	ND	ND	ND
Chlorobenzene	10.00	ND	ND	ND	ND	ND
Chloroethane	30.00	ND	ND	ND	ND	ND
2-Chloroethyl vinyl ether	50.00	ND	ND	ND	ND	ND
Chloroform (Trichloromethane)	10.00	ND	ND	ND	ND	ND
Chloromethane (Methyl chloride)	30.00	ND	ND	ND	ND	ND
4-Chlorotoluene (p-Chlorotoluene)	10.00	ND	ND	ND	ND	ND
2-Chlorotoluene (o-Chlorotoluene)	10.00	ND	ND	ND	ND	ND
1,2-Dibromo-3-chloropropane (DBCP)	50.00	ND	ND	ND	ND	ND
Dibromochloromethane	10.00	ND	ND	ND	ND	ND
1,2-Dibromoethane (EDB, Ethylene dibromide)	10.00	ND	ND	ND	ND	ND
Dibromomethane	10.00	ND	ND	ND	ND	ND
1,2-Dichlorobenzene (o-Dichlorobenzene)	10.00	ND	ND	ND	ND	ND
1,3-Dichlorobenzene (m-Dichlorobenzene)	10.00	ND	ND	ND	ND	ND

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ANALYTICAL RESULTS

Page: 9
Project ID: KEYSOL
Project Name:

Job Number	Order Date	Client
19726	10/08/2003	RAMCO

Method: 8260B, Volatile Organic Compounds

Batch No: 100903-1B

Our Lab I.D.		117117	117118	117119	117120	117121
Sample ID		B5-2.5'	B6-2'	B8-1	B8-2.5'	B10-2
Date Sampled		10/08/2003	10/08/2003	10/08/2003	10/08/2003	10/08/2003
Analytes	PQL	Results	Results	Results	Results	Results
1,4-Dichlorobenzene (p-Dichlorobenzene)	10.00	ND	ND	ND	ND	ND
Dichlorodifluoromethane	30.00	ND	ND	ND	ND	ND
1,1-Dichloroethane	10.00	ND	ND	ND	ND	ND
1,2-Dichloroethane	10.00	ND	ND	ND	ND	ND
1,1-Dichloroethene (1,1-Dichloroethylene)	10.00	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	10.00	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	10.00	ND	ND	ND	ND	ND
1,2-Dichloropropane	10.00	ND	ND	ND	ND	ND
1,3-Dichloropropane	10.00	ND	ND	ND	ND	ND
2,2-Dichloropropane	10.00	ND	ND	ND	ND	ND
1,1-Dichloropropene	10.00	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	10.00	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene	10.00	ND	ND	ND	ND	ND
Ethylbenzene	2.00	ND	ND	ND	ND	ND
Hexachlorobutadiene (1,3-Hexachlorobutadiene)	30.00	ND	ND	ND	ND	ND
2-Hexanone	50.00	ND	ND	ND	ND	ND
Isopropylbenzene	10.00	ND	ND	ND	ND	ND
p-Isopropyltoluene (4-Isopropyltoluene)	10.00	ND	ND	ND	ND	ND
MTBE	5.00	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK, Methyl isobutyl ketone)	50.00	ND	ND	ND	ND	ND
Methylene chloride (Dichloromethane, DCM)	50.00	ND	ND	ND	ND	ND
Naphthalene	10.00	ND	ND	ND	ND	ND
n-Propylbenzene	10.00	ND	ND	ND	ND	ND
Styrene	10.00	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	10.00	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	10.00	ND	ND	ND	ND	ND
Tetrachloroethene (Tetrachloroethylene)	10.00	ND	ND	ND	ND	ND
Toluene (Methyl benzene)	2.00	ND	ND	ND	ND	430
1,2,3-Trichlorobenzene	10.00	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	10.00	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	10.00	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	10.00	ND	ND	ND	ND	ND
Trichloroethene (TCE)	10.00	ND	ND	ND	ND	ND
Trichlorofluoromethane	10.00	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	10.00	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	10.00	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	10.00	ND	ND	ND	ND	ND
Vinyl acetate	50.0	ND	ND	ND	ND	ND
Vinyl chloride (Chloroethene)	30.00	ND	ND	ND	ND	ND
o-Xylene	2.00	ND	ND	ND	ND	ND
m- & p-Xylenes	4.00	ND	ND	ND	ND	ND

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ANALYTICAL RESULTS

Page: 10
Project ID: KEYSOL
Project Name:

Job Number	Order Date	Client
19726	10/08/2003	RAMCO

Method: 8260B, Volatile Organic Compounds

Our Lab I.D.		117117	117118	117119	117120	117121
Surrogates	Con.Limit	% Rec.	% Rec.	% Rec.	% Rec.	% Rec.
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	94	109	95	100	105
Dibromofluoromethane	70-120	86	87	88	90	86
Toluene-d8	70-120	87	87	87	87	85

QUALITY CONTROL REPORT

Batch No: 100903-1B

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	92	85	7.9	75-120	15					
Chlorobenzene	96	96	<1	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	93	94	1.1	75-120	15					
MTBE	84	88	4.7	75-120	15					
Toluene (Methyl benzene)	95	86	9.9	75-120	15					
Trichloroethene (TCE)	96	110	13.6	75-120	15					

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Ramco Environmental
2128 E. Knoll Dr.
Ventura, CA 93003-

Telephone: (805)644-2329
Attn: Noel Plutchak

Page: 11
Project ID: KEYSOL
Project Name:

Job Number	Order Date	Client
19726	10/08/2003	RAMCO

Method: 8260B, TPH as Gas

Batch No: 100803-2A

Our Lab I.D.		117112	117115			
Sample ID		B3-2.5'	B4-3.5'			
Date Sampled		10/07/2003	10/08/2003			
Date Extracted		10/08/2003	10/08/2003			
Preparation Method						
Date Analyzed		08/08/2003	08/08/2003			
Matrix		Soil	Soil			
Units		ug/kg	ug/kg			
Detection Limit Multiplier		1	1			
Analytes	**PQL**	**Results**	**Results**			
TPH as Gasoline (C4-C12)	500	ND	ND			

Our Lab I.D.		117112	117115			
Surrogates	**Con.Limit**	**% Rec.**	**% Rec.**			
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	97	97			
Dibromofluoromethane	70-120	96	96			
Toluene-d8	70-120	105	105			

QUALITY CONTROL REPORT

Batch No: 100803-2A

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	93	97	4.2	75-120	15					
Chlorobenzene	96	100	4.1	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	104	104	<1	75-120	15					
MTBE	113	116	2.6	75-120	15					
Toluene (Methyl benzene)	95	98	3.1	75-120	15					
Trichloroethene (TCE)	108	110	1.8	75-120	15					

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ANALYTICAL RESULTS

Ordered By

Ramco Environmental
2128 E. Knoll Dr.
Ventura, CA 93003-

Telephone: (805)644-2329
Attn: Noel Plutchak

Page: 12
Project ID: KEYSOL
Project Name:

Job Number	Order Date	Client
19726	10/08/2003	RAMCO

Method: 8260B, TPH as Gas

Batch No: 100903-1B

Our Lab I.D.		117121				
Sample ID		B10-2				
Date Sampled		10/08/2003				
Date Extracted		10/09/2003				
Preparation Method						
Date Analyzed		10/09/2003				
Matrix		Soil				
Units		ug/kg				
Detection Limit Multiplier		1				
Analytes	**PQL**	**Results**				
TPH as Gasoline (C4-C12)	500	1430				

Our Lab I.D.		117121				
Surrogates	**Con.Limit**	**% Rec.**				
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	119				
Dibromofluoromethane	70-120	93				
Toluene-d8	70-120	82				

QUALITY CONTROL REPORT

Batch No: 100903-1B

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	92	85	7.9	75-120	15					
Chlorobenzene	96	96	<1	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	93	94	1.1	75-120	15					
MTBE	84	88	4.7	75-120	15					
Toluene (Methyl benzene)	95	86	9.9	75-120	15					
Trichloroethene (TCE)	104	110	5.6	75-120	15					

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ANALYTICAL RESULTS

Ordered By

Ramco Environmental
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Ventura, CA 93003-

Telephone: (805)644-2329
Attn: Noel Plutchak

Page: 13
Project ID: KEYSOL
Project Name:

Job Number	Order Date	Client
19726	10/08/2003	RAMCO

Method: 8015M/DHSLUFT, TPH DRO AND ORO

Batch No: 101303-1

Our Lab I.D.		117121				
Sample ID		B10-2				
Date Sampled		10/08/2003				
Date Extracted		10/13/2003				
Preparation Method						
Date Analyzed		10/13/2003				
Matrix		Soil				
Units		mg/kg				
Detection Limit Multiplier		1				
Analytes	**PQL**	**Results**				
TPH DRO (C13-C22)	10	ND				
TPH ORO (C22+)	50	ND				

Our Lab I.D.		117121				
Surrogates	**Con.Limit**	**% Rec.**				
Surrogate Percent Recovery						
Chlorobenzene	70-120	120				

QUALITY CONTROL REPORT

Batch No: 101303-1

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Diesel	100	101	<1	75-120	15					

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ANALYTICAL RESULTS

Ordered By

Ramco Environmental
2128 E. Knoll Dr.
Ventura, CA 93003-

Telephone: (805)644-2329
Attn: Noel Plutchak

Page: 14
Project ID: KEYSOL
Project Name:

Job Number	Order Date	Client
19726	10/08/2003	RAMCO

Method: 8015M/DHSLUFT, TPH DRO AND ORO

Batch No: 101003-1

Our Lab I.D.		117112	117115			
Sample ID		B3-2.5'	B4-3.5'			
Date Sampled		10/07/2003	10/08/2003			
Date Extracted		10/10/2003	10/10/2003			
Preparation Method						
Date Analyzed		10/10/2003	10/10/2003			
Matrix		Soil	Soil			
Units		mg/kg	mg/kg			
Detection Limit Multiplier		1	1			
Analytes	**PQL**	**Results**	**Results**			
TPH DRO (C13-C22)	10	ND	ND			
TPH ORO (C22+)	50	ND	ND			

Our Lab I.D.		117112	117115			
Surrogates	**Con.Limit**	**% Rec.**	**% Rec.**			
Surrogate Percent Recovery						
Chlorobenzene	70-120	118	80			

QUALITY CONTROL REPORT

Batch No: 101003-1

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Diesel	95	96	1.0	75-120	15					

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CHAIN OF CUSTODY RECORD

COC# № 22799 GLOBAL ID ______ ELECTRONIC REPORT: ☐ EDF ☐ EDD ASL JOB# 19726

Company: RAMCO ENV.		Report To: NOEL
Address: 2125 (E) KNOLL DR.	Project Name: Keysor	Address:
	Site Address:	Invoice To:
Telephone: 8056442329 Fax: 8056444321		Address:
Special Instruction: FULL SPECTRUM 8260	Project ID:	
	Project Manager: NOEL	P.O.#:

ANALYSIS REQUESTED: 8260 Full Spectrum; ADD'L 8015 Full range

ITEM	LAB USE ONLY Lab ID	Sample ID	Date	Time	Container(s) #	Container(s) Type	Matrix	Preservation	8260 Full Spectrum	ADD'L 8015 Full range	Remarks
	117111	B2-2'	Oct 7	1400	1	~~Soil~~ Glass	Soil	—			
	117112	B3-2.5'	"	1520	1	Glass	Soil	—		X	
	117113	B4-2'	"	1600	1	Glass	Soil	—			
	117114	B4-3'	"	1615	1	Glass	Soil	—			
	117115	B4-3.5	Oct 8	0930	1	↓	↓	—		X	
	117116	B5-2'	"	0830	1			—			
	117117	B5-2.5'	"	0945	1			—			
	117118	B6-2'	"	1000	1			—			
	117119	B8-1		10:45				-			
	117120	B8-2.5	"	11:06				-			
	117121	B10-2	"	11:30		↓	↓				

Collected By: N. Plotkin	Date 7+8 Oct.	Time	Relinquished By: X	Date	Time
Relinquished By: Noel S. Rlters	Date Oct. 8.03	Time 1300	Received For Laboratory Janet Chin	Date 10-8-03	Time 1:00pm
Condition of Sample:		ADD'L REQ: 10-10 DUE: 10-13 24 HRS RUSH		24 HR.	

TAT ☐ Normal ☒ Rush

White - Report Yellow - Laboratory Pink - Client

0946-2004143

DOCUMENT TRANSMITTAL

COVER SHEET

Date: *Feb 27, 2004*

Sender: *Alex Palmer*

Regarding: *US EPA REQUEST FOR ENVIRONMENTAL DATA*
Keysor Century Site
26000 Springbrook Rd, Saugus, CA

Project ID = KCY (file: G:\RAMCO Projects\Arklin\KCY\Memos & Ltrs KCY\2003-02-27 KCY Trans.wpd)

DISTRIBUTION:

Hank Arklin	Saugus Industrial Center, LLC (w/o attachments)
Hunt Braly	Hacker, Kanowski & Braly
Peter Nyquist	Weston, Benshoof, et al
Mat Mitguard	Matt Mitguard, Site Assessment Manager US EPA, Region IX (3 copies)

ATTACHMENTS:

1 Ltr: RAMCO to M. Mitguard, EPA Region IX, Feb 17, 2004

2 Site photos, 7 pp

3 Report: "Preliminary Site Investigation, 26000 Springbrook Av, Saugus, CA"; RAMCO, Nov 7, 2003

DRAWINGS:	Date	Copies	Rev. No.	Drawing Status		
				Prelim	Final / Permit	Construction
3 Data Plot Map (D size)	9OCT03				X	

RAMCO, LLC, 2128-E Knoll Drive, Ventura, CA. 93003
805.644.2329; fax 805.644.4321; email RAMCO@ramcocompanies.net

RAMCO Environmental, LLC
2128E Knoll Drive, Ventura, CA 93003-7325
tel 805.644.2329 fax 644.4321 email RAMCO@iolwest.com

VENTURA
SAN PEDRO
NEWHALL
RENO

0946-2004143

February 17, 2004

Matt Mitguard, Site Assessment Manager
US EPA, Region IX
75 Hawthorne Street
San Francisco, CA 94105-3901

Re: Keysor Century, Inc.
26000 Springbrook Road, Saugus, CA
EPA ID. No. CA D009531591

Dear Sir:

This letter provides a brief background of RAMCO's involvement and findings at the Keysor Century site in Saugus, California (Site). Keysor Century Corporation (Keysor) and Saugus Industrial Center, LLC (SIC), the new property owner, retained RAMCO under separate agreements to oversee future environmental regulatory compliance of Site. Specifically, Keysor has retained RAMCO to close the waste water discharge permits (sumps) under the oversight of Los Angeles County Environmental Health Department and County Sanitation Districts (County). SIC retained RAMCO for general consultation with respect to regulatory compliance and site planning associated to prospective users and tenants. In addition to my participation, RAMCO staff professionals assigned to this project are Noel Plutchak, California Registered HydroGeologist, and Michael Crowley, California Registered Professional Engineer.

EXISTING REPORTS: Prior to our involvement with Site, Keysor commissioned a few environmental studies. RAMCO reviewed the following reports prior to the property title transfer:

- "Phase II Environmental Assessment, Keysor Century Building, 26000 Springbrook Avenue, Saugus, California 91350", EMG Project #: 81430 [Note: The document lacks a date, however, the text indicates work accomplished on May 7, 2001.]
- "Additional Phase II Environmental Assessment of Keysor Century Building, 26000 Springbrook Avenue, Saugus, California 91350" EMG Project No: 81973, May 30, 2001.
- "Environmental Document Review, Keysor Century Building, 26000 Springbrook Avenue, Saugus, California 91350", EMG Project No.: 93198, August 12, 2002.

[Note: In the documentation, there is mention of "Report on Compacted Fill", Foundation Engineering Company, Inc., August 18, 1978. RAMCO was unable to obtain a copy of the report.]

Prior to SIC's acquisition of the property, and at Its request, RAMCO prepared a Preliminary Environmental Site Assessment (PESA), or phase one report. It is dated October 31, 2003. Each of the reports listed herein above recommended further investigation of Site soil and ground water to assess potential environmental impacts from industrial processes. Under contract to SIC, RAMCO conducted a subsurface investigation and prepared a summary report entitled "Preliminary Site Investigation", November 7, 2003.

RAMCO's Preliminary Site Investigation focused on two environmental risks: (I.) evidence of hazardous material release(s) resulting from historical operations; and (ii.) ground water evidence of release(s) from the adjacent Former Whittaker Bermite site (996 acres.) RAMCO confirmed evidence of surface releases on Site, but found no evidence that contamination from the Whittaker site had migrated into the upper saturated zone lying beneath Site.

With regard to RAMCO's phase two investigation of Site, one should review the written report before making any assumptions based on our work. In general, the lab results showed only two low contaminant concentrations in all of the soil samples that were collected. While it is possible that higher concentrations may exist below the sampling depths of this investigation, we estimated bedrock in those areas should be on the order of 20 feet deep, where downward migration of contaminants would cease based on this geology. The small area impacted by surface releases appeared confined to shallow depths and in the vicinity of the former resin plant.

RAMCO drilled two holes to sample ground water, stopping in one location at 20 feet below ground surface when bedrock was encountered; and stopping at 50 feet without having found ground water in the other location. RAMCO tested soil taken from the two holes for evidence of contamination. No evidence of a surface release of hydrocarbon or metals was revealed by these tests.

CLOSURE PLAN: Keysor received an Industrial Wastewater Discharge Permit (#1928) from the County in 1958. Before 1977, Keysor sent waste water to an unlined pond on the property. Since 1977, when Keysor constructed a waste water pretreatment plant, operation of their resin plant and their waste water treatment plant used a system of piping, sumps and so forth, to convey the waste water to the County's sanitary sewer main. Presently, there are three permits for waste water discharge by Keysor. Keysor is required to propose a closure plan for abandonment of these permits. The plan will include closure of their resin plant (demolition has been completed), their waste water pretreatment plant (demolition has been completed), and the sumps (pending, as described above.)

As you know, we are preparing a work plan on behalf of Keysor to address the removal of sumps and a limited soil investigation, including the area where the former resin plant is

located. RAMCO has met with the County to discuss the permit closures and we have come to a general agreement with regard to the disposition of the sumps and separators. The County will review all work plans and provide oversight for all work, to include, sump removals and site investigations. This work for Keysor is subject to County acceptance and approval. The time line for closure is as follows:

02/20/04:	Submit Closure Plan to agencies;
03/05/04:	Agencies' proposed date for approval of Closure Plan;
03/31/04:	Completion of planned activities, including soil sampling;
04/09/04:	Receive lab data from soil sample tests; and
04/16/04:	Complete Permit Closure Report.

RELEASE INFORMATION: Finally, with regard to your request for information, we are in the process of duplicating environmental information developed by RAMCO. Three copies of the PSI report will be delivered to you along with Site photos and the engineered Site Plan. With regard to the reports provided by Keysor, I am bound by a non disclosure/confidentiality agreement made between the Buyer and Seller; as such, I must refrain from providing the information at my sole discretion. If you do not already possess the reports and need a copy, I believe I need a signed release from Keysor. I ask that you contact Keysor (tel. 661.259.2360) to arrange for the release.

Saugus Industrial Center, LLC, has asked RAMCO to provide technical assistance to you, and to provide any technical information we have or may have, on the property. If we can be of further assistance, please contact either me or one of the staff professionals mentioned above. In the near future, we will provide you with up to date information on the status of the Sump Closure Plan with LA County and the status of any Site work scheduling as it develops.

Very truly yours,

Alex Palmer,
Principal

CC: Saugus Industrial Center, LLC
Keysor Century Inc.
H. Braly, Esq.
P. Nyquist, Esq.

G:\RAMCO Projects\Arklin\KCY\Memos & Ltrs KCY\Braly Ltrs\2004-02-17 KCY ltr.wpd

Photo 1: Propane Storage - looking East

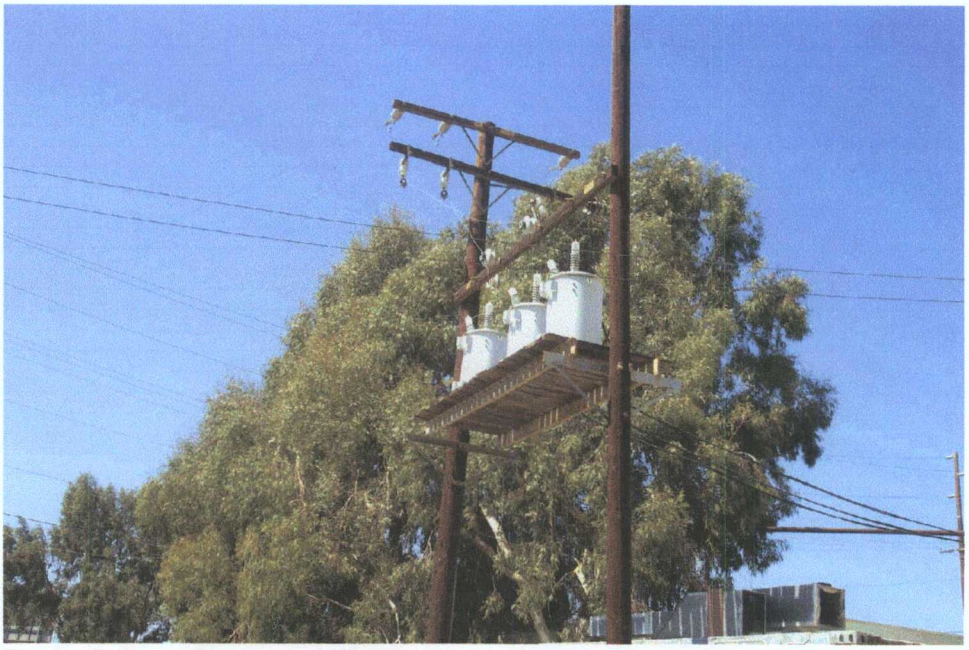

Photo 2: Transformers at Waster Water Treatment - looking North West

Photo 3: Former Holding Pond Area - looking West

Photo 4: Process Area Sump - looking North

Photo 5: Corroded Concrete in Process Area - looking North

Photo 6: Storage Tanks - looking South

Photo 7: Storage Tanks - looking South

Photo 8: Old Cooling Tower - looking North East

Photo 9: Polymer Bins - looking West

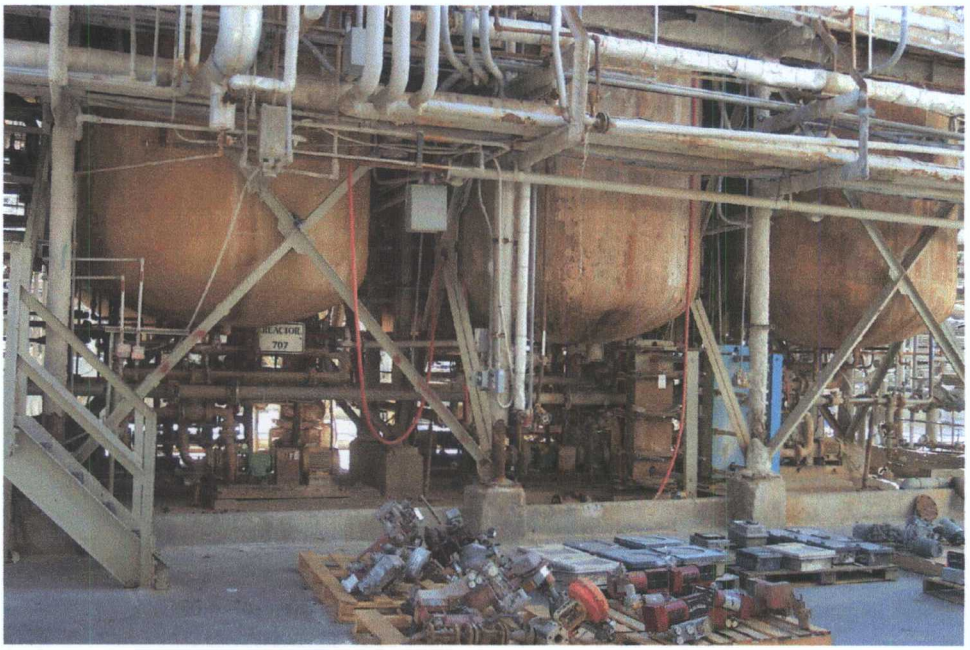

Photo 10: Reactors - looking North

Photo 11: Transformers - looking South

Photo 12: Storm Water Sump - looking West

Photo 13: Drum Storage Area - looking North

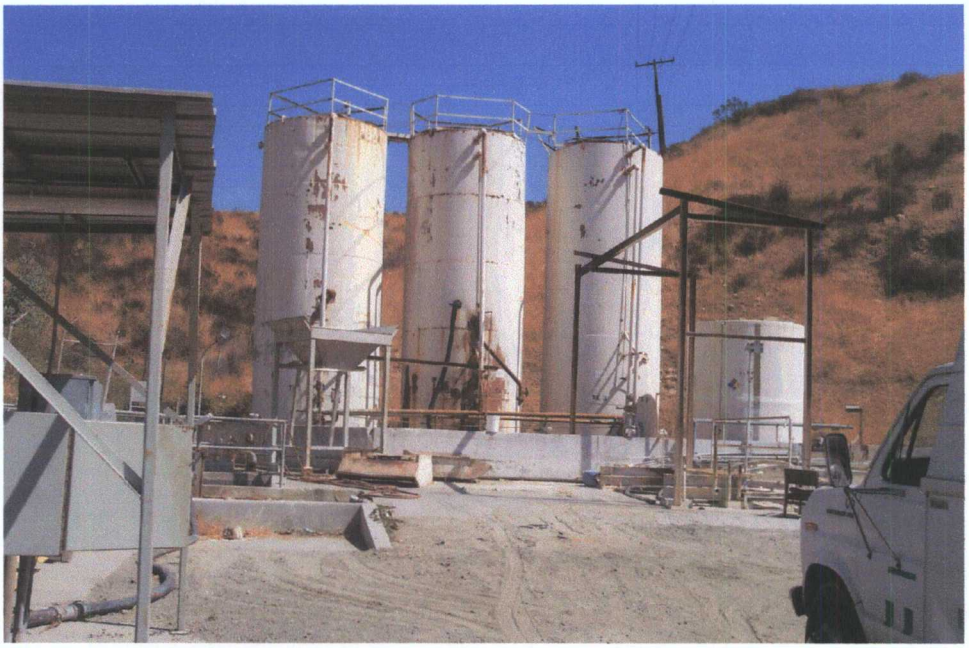

Photo 14: Waste Water Treatment Plant - looking East


LEGEND
B02 -Bore Hole Drilled by Hollow Stem Auger
PH-09 -Probe Hole Made by Push Rod
HB-07 -Hand Bore Drilled by Hand Augur
100 -Isoconcentration Contour of VOC in Soil Vapor
PROPERTY LINE
VACANT LAND
BOUQUET
CANYON
ROAD
RAILROAD
WASTE WATER TREATMENT
PROCESSING AREA
STORAGE TANKS
COOLING TOWERS
COMPOUNDING AREA
WAREHOUSE
OFFICES
B01
B02
INDUSTRIAL/COMMERCIAL PROPERTY
RETAIL PROPERTY
SPRINGBROOK AVE.
SUMP #11
SUMP #10
BOILER SUMP
SUMP #8
BIRD SUMP
SUMP #7
MAIN SUMP
28,000 SQ FT
100 50 0 100 200 300 FEET
SCALE 1:100
G:\RAMCO Projects\Arklin\KCY\Drawings KCY\Site Plan KCY.dwg Feb 27, 2004 - 2:37pm
RAMCO
2128 E Knoll Drive
Ventura, CA 93003
tel. 805. 644. 2329
tel. 805. 644. 4321
Designed by: M. Crowley, PE
Drawn by: T. Burke
Checked by: Name
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Prepared for:
SAUGUS INDUSTRIAL CENTER LLC
11000 Sepulveda Blvd.
Mission Hills, CA
tel.
26000 Springbrook Ave., Saugus, California
DATA PLOT MAP
Phase 1 Site Assessment
Project No. KCY
Date 09 OCT 2003
Sheet No. 3
Sheet X of X